

BER EXEMPT



Weston

12 Alma Road, Monkstown, Co. Dublin

Lisney | Sotheby's
INTERNATIONAL REALTY



Weston, 12 Alma Road, Monkstown, Co. Dublin

Features

- Short walk to some of south Dublin's finest schools to include Blackrock College and St. Andrews College
- A magnificent Victorian residence in the heart of Monkstown
- Off street car parking to the front
- Well laid out accommodation of approx 483 sq.m (5,200 sq.ft.)
- Short walk to the DART and swimming at Seapoint
- Pleasant views over the Dublin Bay from the attic room
- Numerous period details intact to include cornice work and ornate centre roses
- Regular bus service on Monkstown Road and short walk to the DART
- Close to both Monkstown village and Blackrock
- Gas fired central heating

Weston, 12 Alma Road is a rare find, constructed in 1865 by renowned architect Thomas Newenham Deane, his best-known works in Dublin include the National Library, the National Museum on Kildare Street and the Old Library in Trinity College. This substantial semi-detached Victorian property is well positioned on this highly regarded road in the heart of Monkstown. The property is surrounded by an excellent selection of schools, churches, the seafront and Seapoint bathing area as well as public transport with the DART nearby. The accommodation consists of 7 bedrooms, 4 reception rooms and has an overall floor area of approximately 483 sq.m. (5,200 sq.ft.).

This wonderful home has been in the same family ownership for over 35 years and now offers a great opportunity for a new purchaser to create a home of true distinction. The property has retained many of the original period features and embellishments and the principal reception rooms are particularly fine examples of houses built in the era boasting wonderful proportions, high ceilings, magnificent gothic arched windows, detailed cornice work, centre roses and very fine fireplaces. Upstairs there are 6 generous bedrooms together with a truly impressive drawing room. A particular feature is the large converted attic room offering stunning panoramic views over the roof tops taking in Dun Laoghaire Harbour, Dublin Bay, Howth and the Pigeon House chimneys. To the front of the property there is off street parking within the landscaped garden together with lawn area, mature hedging and pedestrian path to the wonderful entrance porch. To the rear there is a private and secluded low maintenance garden with granite wall and garage.

Alma Road is a highly convenient location only a few minutes' walk from the bustling village of Monkstown with its wide selection of local and boutique shops, cafes, pubs and restaurants. There is more extensive shopping available in Blackrock, just a short stroll away. Primary and Secondary schools are in abundance, with Scoil Lorcaín around the corner. There are also many recreational and leisure activities and sporting venues such as rugby, hockey and tennis with Monkstown and Blackrock (Green Road) Tennis Clubs only a short drive away. The four yacht clubs and extensive marina at Dun Laoghaire Harbour, along with its two piers will be of major interest to sailing enthusiasts. Easy access to the new coastal cycle route towards either Dun Laoghaire or Howth provides ample opportunity for scenic cycles. Being within metres of the seafront there are also lovely tranquil scenic walks in the immediate area, the DART at Seapoint is at the end of the road and Seapoint beach is within walking distance, ideal for a lunchtime dip in the Irish Sea.



Accommodation

Enclosed Porched Entrance: with Victorian period tiled floor and in turn opens into the

Reception Hall: 10.1m x 2.25m (33'2" x 7'5") with ornate ceiling coving, ceiling rose, arch to inner hall with matching ceiling coving and door to

Front Reception Room: 4.9m x 4.55m (16'1" x 14'11") with twin sliding sash windows overlooking front, very fine mahogany fireplace with cast iron pattern tiled inset, gas coal effect fire to the front and stone hearth, ceiling coving and ornate ceiling rose

Dining Room: 4.85m x 7.7m (15'11" x 25'3") with ornate ceiling coving, ceiling rose, twin sliding sash windows looking rear, very fine marble fireplace with raised fireplace and gas fire to the front

Cloakroom: with electrical fuse boards, cloak hanging area and opening to a

Guest Bathroom: 2m x 4.7m (6'7" x 15'5") with part frosted glazing, roll top cast iron claw feet bath, w.c., wash hand basin and recessed lighting

Store Area: first part housing the hot water cylinder, digital heating controls and immersion, and timber steps leading up to

Storage Area: 1.7m x 3.5m (5'7" x 11'6")

Lower Level: with steps down

Utility Room: 2.6m x 2.35m (8'6" x 7'9") with tiled floor, Belfast sink with cupboard under, Bosch washing machine, Zanussi tumble dryer, further storage, door down to a cellar area and door out to the back garden

Family Room: 5.3m x 4.7m (17'5" x 15'5") with solid oak floor, shelving to one side, ceiling coving, fireplace with mahogany

surround, tiled inset, stone hearth and open fire

Bathroom: with bath with panelling and shower attachment over, large fitted mirror set into the tiled wall, fully tiled walls and tiled floor, bidet, w.c., pedestal wash hand basin, fitted mirror and step in tiled Mira shower

Bedroom 1: 3m x 6.3m (9'10" x 20'8") with stairs leading up to the room, sliding sash twin windows looking into the garden and sliding sash window looking out over the driveway

Kitchen/Breakfast Room: 6.3m x 3m (20'8" x 9'10") with tiled floor, double folding multi-paned French doors opening out to the garden, kitchen is fitted with press units, drawers, worktops, stone worktop, Siemens dishwasher, Fisher & Paykel stainless steel double oven, five ring gas hob with stainless steel splashback, Fisher & Paykel stainless steel chimney effect extractor, black press units and drawers, one and a half bowl sink unit, shelving, wine rack and picture window overlooking the garden



Outside: Garden approx. 11 (36'1")m x 9 (29'6")m the rear garden is walled and laid out in paving stones and patio with outside purpose built table and chairs and bench, and door to a garage

Garage: 3.45m x 3.6m (11'4" x 11'10") with double folding doors out to the driveway

Cellar Area: accessed from the utility room and currently laid out as a wine storage area with large areas that open into one another under the entire main body of the house

Upstairs Half Landing: with feature window overlooking the rear with twin sliding sash windows

Bedroom 2: 4.9m x 4.75m (16'1" x 15'7") with sliding sash window, high ceiling, ceiling coving, very fine marble fireplace with cast iron arched inset, gas coal effect fire, stone hearth either side of the chimney breast, cupboards and storage, and pedestal wash hand basin

First Floor Landing: 2.25m x 3.75m (7'5" x 12'4") with ceiling coving

Bedroom 3: 4.55m x 4.95m (14'11" x 16'3") with marble fireplace with arched tiled inset, gas coal effect fire to the front and matching tiled hearth, wash hand basin, twin sliding sash windows looking rear, ceiling coving, picture rail and fitted cupboards either side of the chimney breast

Reception Room: 4.85m x 7.3m (15'11" x 23'11") with ornate ceiling coving, ceiling rose, picture rail, beautiful feature window looking out front with three sliding sash windows set in, and beautiful white marble fireplace with cast iron arched inset and stone hearth

Bedroom 4: 2.25m x 4.65m (7'5" x 15'3") with cast iron fireplace, sliding sash window looking front, picture rail and ceiling coving

Shower Room: with step in tiled power shower with monsoon head, auxiliary hose, oversized tray, w.c., pedestal wash hand basin, part tiled walls, tiled floor, shaving socket and light, and extractor fan

Bedroom 5: 2.75m x 3.9m (9' x 12'10") with sliding sash window facing front with shutters intact, picture rail and ceiling coving

Half Landing: with stairwell leading up, twin sliding sash windows looking rear and ceiling coving

Guest W.C.: with wash hand basin

Internal Lobby

Bedroom 6: 3m x 4.75m (9'10" x 15'7") with cast iron arched fireplace, cupboards either side of the chimney breast and multi-paned sliding sash window giving a sea view

Bathroom: with panelled bath with Mira shower over, large fitted mirror, wash hand basin, tiled floor, part tiled walls and recessed lighting

Studio/Loft: with double folding cupboard doors opening off the half landing to a stairwell that leads up to a fantastic space offering breath-taking views out over Dublin Bay, the East Pier to Howth and door with steps leading up to a roof terrace that gives 360 degree panoramic views

Seating View Area: 3.9m x 4.8m (12'10" x 15'9") with limed Parana pine panelled walls and ceiling and wall of glass

Secondary Area: 3.6m x 4.9m (11'10" x 16'1") with vaulted ceiling and recessed lighting

Rear Section Bedroom Area: 5.35m x 3.5m (17'7" x 11'6") with Velux skylight, lime Parana pine panelled walls, vaulted ceiling, feature period solid fuel burning stove with exposed original brick back, under eaves storage and table screwed into the floor with monk seats x 7

BER Information

BER: Exempt

Eircode

A94 FH99







FLOOR PLANS Not to scale - for identification purpose only.

OFFICES

51 Mount Merrion Avenue,
Blackrock, Co. Dublin,
A94 W6K7.
T: 01 280 6820
E: blackrock@lisneysir.com

8 Railway Road, Dalkey,
Co. Dublin, A96 D3K2.
T: 01 285 1005

103 Upper Leeson Street,
Ballsbridge, Dublin 4,
D04 TN84.
T: 01 662 4511

29 Dunville Avenue,
Ranelagh, Dublin 6,
D06 K283.
T: 01 662 4511

St. Stephen's Green House,
Earlsfort Terrace, Dublin 2,
D02 PH42
T: 01 638 2700

55 South Mall,
Cork, T12 RR44
T: 021 427 8500



lisneysir.com

Basement



Ground Floor



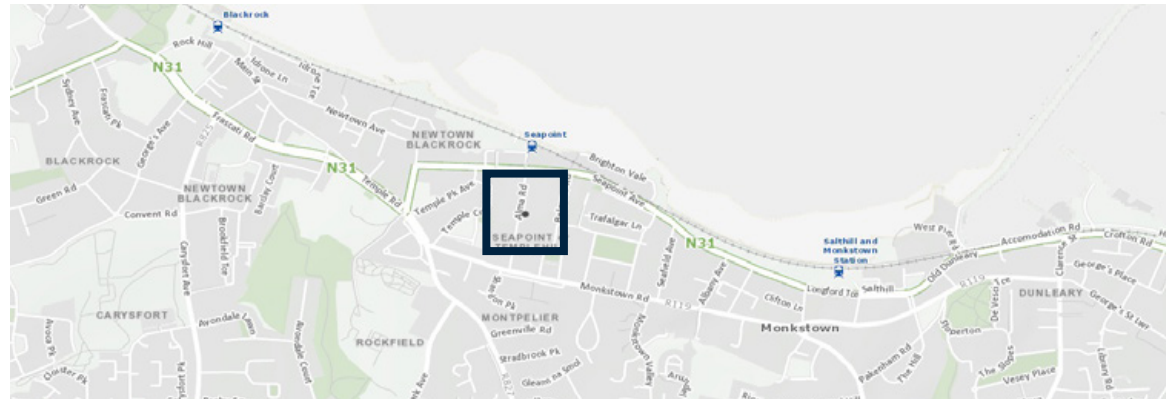
First Floor



Second Floor



Third Floor



Copyright Ordnance Survey Ireland/Government of Ireland
Licence No. CYAL503558.

Lisney Sotheby's International Realty is an Independently Owned and Operated Company.

Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney Sotheby's International Realty, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney Sotheby's International Realty as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney Sotheby's International Realty as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney Sotheby's International Realty, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney Sotheby's International Realty. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. PSRA No. 001848.





© 2022 Sotheby's International Realty. All Rights Reserved. Sotheby's International Realty® is a registered trademark and used with permission. Each Sotheby's International Realty office is independently owned and operated, except those operated by Sotheby's International Realty, Inc. This material is based upon information which we consider reliable but because it has been supplied by third parties, we cannot represent that it is accurate or complete and it should not be relied upon as such. All offerings are subject to errors, omissions, changes including price or withdrawal without notice. If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully. Equal Housing Opportunity.

Lisney | Sotheby's
INTERNATIONAL REALTY